

FILE NO.: Z-8559-B

NAME: Tract 1 A Wildwood Place Neighborhood Park and Pool Revised PD-R

LOCATION: Located on the south side of Denny Road between Wildwood Place Subdivision and Wildwood Performing Center for the Arts

DEVELOPER:

Deltic Timber Corporation
7 Chenal Club
Little Rock, AR 72223

ENGINEER:

White-Daters and Associates
#24 Rahling Circle
Little Rock, AR 72223

AREA: 43.41 acres NUMBER OF LOTS: 184 FT. NEW STREET: 6,705 LF

WARD: 5 PLANNING DISTRICT: 21 – Burlingame Valley CENSUS TRACT: 42.02

CURRENT ZONING: PD-R

ALLOWED USES: Single-family residential – Average 5,750 square foot lots

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Add neighborhood park to previously approved preliminary plat/site plan

VARIANCE/WAIVERS: None requested.

BACKGROUND:

The Wildwood Park Subdivision is being developed under two (2) separate zoning case files; File No. Z-8559 and File No. Z-8559-A. One phase of the subdivision is located on the east side of an Entergy transmission line and the other phase is located on the west side of the transmission line. The eastern development contains a total of 16.32 acres and 67 lots and the western portion of the subdivision contains 43.41 acres and 184 lots. The total of the two (2) projects contains 59.73 acres and 251 lots. The

developments proposed the placement of pedestrian paths within the open space areas to allow connection between two (2) phases of the subdivisions.

Ordinance 20,340 adopted by the Little Rock Board of Directors on October 19, 2010, rezoned the eastern property from R-2, Single-family to PD-R, Planned Development Residential. Ordinance No. 20,341 also adopted by the Little Rock Board of Directors on October 19, 2010, rezoned this site, the western portion of the development, from R-2, Single-family to PD-R, Planned Development Residential. The area to the east was identified as Blocks 1 and 2 of the Wildwood Place Subdivision. This area was identified as Blocks 3 through 7 Wildwood Place Subdivision.

All Corp. of Engineer's approvals, grading activity, the extension of water and sewer into portions of this phase were completed with the initial phase of the subdivision. Street construction, additional grading and drainage are currently under way within this portion of the development. Blocks 1 and 2 have been fully developed and final platted.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to amend the previously approved PD-R, Planned Development Residential, to allow the construction of a community/neighborhood park for the subdivision. The neighborhood park is proposed with parking, pool house, two (2) pools, shade structure, picnic area and playground area.

B. EXISTING CONDITIONS:

The grading of the property is currently underway. Within the larger area a single-family subdivision is being proposed. The proposed clubhouse and pool will serve both Blocks 1 & 2 and 3 - 7 of the Wildwood Place Subdivision. The eastern portion of the development, Block 1 & 2 have been completed with most of the lots containing homes. To the west of the proposed park is Wildwood Center for the Performing Arts.

Street improvements to Denny Road associated with the first phase of the development have been installed including the required sidewalk. The street construction for this phase have not been completed.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not an active neighborhood associated location in this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Is a pedestrian table proposed to be constructed on Melicourt Boulevard?

2. On site striping and signage plans should be forwarded to Public Works, Traffic Engineering for approval with the site development package.
3. Obtain a franchise agreement from Public Works, Bennie Nicolo, 501.371.4818 or bnicolo@littlerock.org for the private improvements located in the right-of-way. If decorative concrete is proposed to be used, the Property Owners Association will be responsible for maintenance to the pedestrian table.

E. SUBDIVISION COMMITTEE COMMENT: (August 31, 2016)

Mr. Tim Daters of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned if there would be a dumpster located at the site. Staff also requested Mr. Daters provide the days and hours of the park use.

Public Works comments were addressed. Staff questioned if a pedestrian table was proposed on Melicourt Boulevard. Staff also stated on site striping and signage plans were to be reviewed by Public Works staff as a part of the site design package. Staff stated a franchise agreement from Public Works was required for any private improvements located within the public right of way.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

F. ANALYSIS:

The applicant provided additional information raised at the August 31, 2016, Subdivision Committee meeting. The applicant has indicated there will not be a dumpster located on the site. The applicant has also indicated the park hours are from 7 am to 9 pm daily. The plan indicates the placement of a pedestrian table on Melicourt Boulevard to allow safe passage for the residents to the park. The applicant has indicated all franchise agreements will be secured as the park is developed.

The request is to amend the previously approved PD-R, Planned Development Residential, to allow the construction of a community/neighborhood park for the subdivision. The original approval of the PD-R indicated the placement of a park but details of the park amenities were not indicated. The neighborhood park is proposed with parking, restroom/changing room, two (2) pools, shade structure, picnic area and playground area. The park will be maintained by the Property Owners Association.

There would be one access drive from Melicourt Boulevard. The plan includes 38 parking spaces and a drop off point near the swimming pool clubhouse. The site would contain 1,000 square feet of restroom/changing room, which would

generate a requirement for ten (10) parking spaces based on one (1) space for every 100 gross square feet of building floor space.

The site must develop in compliance with the City's Landscape and Buffer Ordinances. The parking area must be screened from adjacent residential property. This may be accomplished with 30-inch high evergreen shrubs (height at the time of planting) or low growing evergreen trees in areas not adequately screened with existing natural vegetation.

A six (6) foot high opaque screen, either a wooden fence with its face side directed outward or dense evergreen plantings is to be provided along the northern and southern perimeter of the site. A six (6) foot black steel fence will be placed around the pool and deck area. In addition all site lighting is to be low level and directional, directed downward and into the site with no over spillage of lighting onto the adjacent properties.

The proposal also includes a four (4) foot by five (5) foot sign near the entrance to the park. Since the residential zoning district allow only a one (1) foot square sign, the proposed sign is being requested a part of the approval of the revision to the PD-R zoning.

Staff is supportive of the applicant's request. Based on the type of use proposed and the applicant's proposed treatment of the site, staff feels that this proposal is appropriate for the area and should have no adverse impact on the surrounding properties.

G. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the placement of the neighborhood park as proposed by the applicant provided screening is installed as per Section F of this report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 22, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the placement of the neighborhood park as proposed by the applicant provided screening was installed as per Section F of the staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.